

**PLANNING COMMISSION MEETING MINUTES
EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

February 23, 2016

Members Present: Mike Webb, Glenn Moyer, Curt Cassel, Ted Conley & Chad Leese.
Also Present: Jackie Wilbern, Zoning Officer, and Norm Ulrich, Township Engineer.

CALL TO ORDER

The meeting was called to order by Chairman Mike Webb at 7:00 p.m.

APPROVAL OF MINUTES

On a motion by Glenn Moyer, seconded by Curt Cassel, the minutes from the January 26, 2016 meeting were approved on a 4-0 vote. Ted Conley abstained.

PLANS TO BE DISCUSSED:

Moyer Road Subdivision Plan – Plan due date – April 8, 2016 - No discussion.

Kaloko Subdivision – Plan due date – April 26, 2016 – No discussion.

Can-Am Dealership Land Development Plan – Plan due Date – April 26, 2016

Randy Shearer from Hartman & Associates explained that all technical issues cited in the Township Engineer's February 17, 2016 memo have been resolved, and that he e-mailed a cost estimate to Norm Ulrich earlier in the day. He noted the Township Solicitor and the developer's attorney are working on the development agreement.

Norm Ulrich stated the PennDot HOP was acceptable and that he got what he needed from DEP in regards to sewage planning. He noted he marked up the revised plans with a few minor details that need corrected.

A motion was made by Ted Conley, seconded by Chad Leese to recommend the following waivers for approval. Vote: 5-0.

- SALDO Section 605.7 – Cartway width will be 24' instead of the required 28' wide.
- SALDO Section 607.6 – Parking spaces will be 18' deep instead of the required 20'.
- SALDO Section 607.8 – Width of drive aisles in parking lot will be 20' feet wide instead of the required 24'.
- SALDO Section 609 – Requirement for sidewalks.
- SALDO Section 610 – Requirement for curbing.

A motion was made by Ted Conley, seconded by Chad Leese to recommend the following waivers for approval. Vote: 5-0.

- SWMFRO Section 308.G – Basin berm will be 8' wide instead of the required 10'.
- SWMFRO Section 310.D – Submission to Dauphin County Conservation District.
- SWMFRO Section 304.J.7 – Allowance of 100% infiltration volume to be provided in the basin bottom.
- SWMFRO Section 308.J.3.a & 308.J.3.b – Pertaining to basin landscaping.

A motion was made by Ted Conley, seconded by Chad Leese to recommend the following waivers for approval. Vote: 5-0.

- SALDO Section 303.1 – Submission of a preliminary plan.
- SALDO Section 402.3.4 – Existing features within 200' to be shown on the plan.
- SALDO Section 618.7.1 – Pertaining to the requirement for street trees.
- SALDO Section 618.8.2.2 – Pertaining to property line buffers. Landscaping will not be provided along the east side of the property where the detention basin is located.
- Sections 618.9.1.1, 618.9.1.3, 618.9.1.4 and 618.9.1.5 – Pertaining to screening for parking, loading docks, outdoor storage or sales yards and vehicle storage within 100' of property line.

A motion was made by Ted Conley, seconded by Curt Cassel to recommend the Can Am Dealership Land Development Plan for approval to the Board of Supervisors, contingent upon remaining comments in the Engineer's letter dated February 17, 2016 being met, and the mark-ups on the red-lined plan are corrected. Additionally, the plan must be recorded prior to construction.

OLD BUSINESS

Zoning Ordinance Rewrite – Glenn Moyer noted he spoke with the Township Manager regarding the available money to hire a consultant to re-write the Zoning Ordinance, and recommended doing it that way. Briefly discussed windmill requirements in the Industrial Zone.

NEW BUSINESS

2016 Reorganization. Mike Webb noted that the Planning Commission failed to reorganize at their January meeting. Ted Conley nominated Mike Webb to continue as Chairman, seconded by Curt Cassel. Vote: 5-0. Glenn Moyer nominated Chad Leese as Vice Chairman, seconded by Curt Cassel. Vote: 5-0.

ADJOURNMENT

Glenn Moyer moved for adjournment at 7:45 PM.

Respectfully submitted,


Jackie Wilbern